

SENIOR CITIZEN WHO LIVE AT 2101 LEXINGTON AVENUE, NEW YORK
CITY.

We the Senior Citizen and the tenants of the building at the above address do not want Mr. Victor Delgado, the superintendent, to be suspended, removed, or terminated from this building. To us Mr. Delgado is a wonderful, respectful, and trustworthy person. He helps us with the issues and repairs in our apartments, and he is always willing to receive our packages if we ask him to do it. We have offered tips to Mr. Delgado, but he always refuses to accept anything. He keeps the building in excellent and sanitary conditions. He does a great job doing the maintenance and repairs in the building. Mr. Delgado have never entered into our apartments without our consent. We are signing this petition in behalf of Mr. Victor Delgado.

Las personas que vivimos en es edificio localizado en la direccion escrita arriba no queremos que el Sr. Victor Delgado, el superintendent, sea suspendido, removedo, or dejado fuera del trabajo. El Sr. Delgado es una persona muy buena, respetuosa, en quien podemos confiar. El siempre nos ayuda en los problemas que tenemos en nuestro apartamentos y tambien siempre arregla todas las cosas que estan malas en el apartamento. El tambien recibe nuestros paquetes cuando se lo pedimos. El Sr. Delgado mantiene el edificio en excelente y sanitarias condiciones. El nunca acepta nada que tratemos de ofrecerle por su trabajo. El Sr. Delgado hace muy buen trabajo manteniendo el edificio limpio y reparando todo lo que necesita ser reparado. Estamos esta petición a favor de el Sr. Victor Delgado.

Rafael González 6F
Carmen Pérez
Anna Tan
Miguel García
→ Margarita Baqua
B → Miriam Rodríguez
→ M. Rodriguez
Peter Rodriguez
Pedro Batista
50

January 29, 2007

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3 → Mr. and Mrs. Allen Chalif caregivers for Linda Stromer - Annice Stromer
 Panchita Flores 2C
 Tuttino Togado 2C
 Awilda Rosado 2L
 Martha Salazar 2L
 Robert Bennett 2H
 Adelaida Velazquez 5L
 Gaby Morgan 4B
 Angelio Morgan 4B
 Julia Peru 1B
 Cecilia Peru
 Annil Lugo 1B
 Ana Bocosa 1B
 Jesus Hernandez 1D

Frances Hoffman - 8-E
 Alzidea Silva 8 E
 Domingo Morales 8K
 Prestore Davis 7J
 Rosanna Oslin 7K
 Lucy Vega 7G
 Mei NU YU, 7A
 GUO Wei 7H
 HE AI ZHEN 6D
 TAN HUAN RONA 8F
 LIN, DAQI HUA NGR 6E
 Julie Vaz 6A
 Frances Escobar 6
 Dany Rend 6I

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| | | |
|-----------------------|---------------------|-------------------------------|
| J. T. Ralph Castro | Teofilo Flores 32 | Jean Bautista 23 Nov 4th San |
| K. Cuba Vazquez | Anne Harris 31 | George 42 Santi |
| J. K. Glona Hernandez | 32 Hoyer Alberto | One Bautista 23 Matathaea |
| Ernest Hompson | Carmen Valenzuela | Jew Lam 8-2 Livingston 4 |
| J. Rita Herrera | Agustin Pala 30 | Yin Pring Tom 8-2 Paul Aquino |
| Margarita Caw | Stone Fierardo | 86 Victor Medina |
| | Merito Salazar | Thelma Burton |
| José. Rey | May E. Williams 33 | Leocida Rosario 86 |
| J. M. Vazquez | Irene Sykes 34 | Angela Dent |
| F. Manuel D. Bello | Olinda Perez 28 | TC Guiney |
| J. Hernandez | Maggs 8-2 | Justo Castro 72 |
| A. Victor Ortiz | Effell Watson 27 | Olga Soto |
| Rosa Vega 46 | Barbara Hoffman 21 | TC Row 21 |
| Velma 46 | Donna L. Brown 28-0 | 3 Latorre |
| Willie Burton | Godwin Reed 51 | Elga Martinez 78 |
| 4-1 | Margarita Robles 46 | M. Cruz |
| Lorraine Stothard | Reidon 32 | Jeff Moore 6-6 |
| 40 | | EXHIBIT III |

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Rafael González 6F
Carmen Pérez
Elvira Torre
Hector García
Margarita Baena
B. Miriam Rodríguez
J. Alberto Pérez

Peter Rodriguez
Pedro

Batista
50



FIDÈL GERTA MERCES

from the Armed Forces of the United States of America

This is to certify that

CORPORAL VICTOR DELGADO 133 40 4174

was Honorable Discharged from the
United States Marine Corps

on the 31st day of March 1970. This certificate is awarded
as a testimonial. Honest mind. Truthful Service

R. D. BURNETTE, LTCOL, USMC

EXHIBIT

To whom it may concern;

On January 6th and January 7th, 2007, Miss. R. Kiture's daughter and family were moving Miss Kiture's furniture and other property out of the apartment. Miss. R. Kiture passed away. Miss Kiture's daughter did not inform Miss Davis (the building manager) nor myself, (Superintendent), that she was moving her mother's belongings and property out of the apartment.

On January 6th and 7th when the move was being done, they damaged the floors, walls and hallways as well as the elevator walls., with scrapings. I observed the damages done that weekend. On January 8th, 2007, that Monday, when Miss Davis came in, I showed her the damages done and explained to her what had happened regarding the unauthorized incident created by the move that Miss RA Kiture's daughter and family did.

Miss Davis explained to me that she spoke to Mrs. Kiture's daughter regarding the unauthorized move and damages. Miss Davis made it perfectly clear to me that she was going to deduct the damages from the security and this was never done. Miss Davis instructed me that Mrs. Kiture's daughter was to finish moving from the apartment on January 12th, 2007, Friday. She also instructed me to put in the elevator paddings and to observe the move. Miss Davis also stated that her and I had to go into the apartment, access the apartment to have it clean. She instructed me that once the move was completed for me to clean it up. This is exactly what I did. I went into the apartment with Milton the porter. We cleaned and removed what was left inside the apartment.

On January 15th, (Martin Luther king's birthday) was my day off. the plummbers came to fix a heating problem in the Social Workers office. Also, both elevators went out of service. I had two leaks in apartments and I installed a towel rack in one apartment. I also stripped and waxed the lobby that day. It is my responsibility as the superintendent of the building to attend to these emergency issues, even if it's my day off. That is part of my responsibility. On that Monday, January 15th, I went to apartment 6H to Mrs. Kiture's apartment to see the conditions the apartment was left in. According to what I understood from Miss Davis, as to remove all items and clean up the apartment.

When Mrs. Kiture's daughter came back that same day, she confronted me and stated to me that she came to remove the rest of her property. I explained to Mrs. Kiture's daughter that I removed the big black garbage bag that she had left in the apartment as well as other items and I put them outside. According to what I was instructed to do by Miss Davis. Mrs. Kiture's daughter said to both Miss Davis and myself that she was giving her property to the Salvation Army and that the rest was garbage.

I went outside and I returned her property, I gave it to Mrs. Kiture's daughter. Also, when Mrs. Kiture's daughter came back, I showed her the rest of her property that pertained to her. She stated she was coming back for it, but never did. Instead, she accused me of stealing her property. I was devastated, I am not a thief. Again she stated (Mrs. Kiture's daughter) that she was going to donate the property to the Salvation Army, and also that the rest was garbage. Items that were left were old, dirty clothing and a microwave that was all greasy and dirty. I am not one to jeopardize my job for this worthless garbage. I resent and I've been offended by Mr. Wilson the President of Prestige Management and Mrs. Kiture's daughter for being called a thief. I am very hurt over these false statements. I am a very respectful, decent and mature man.

EXHIBIT *II*

Mr. Wilson also questioned why were the master keys in my possession, I explained to him that Miss Davis gave them to me in the event of any emergencies regarding the tenants. Mr. Wilson called Miss Davis and asked why the master keys were not left in her office, and Miss Davis answered him, she had changed her cylinder, insinuating that I was taking things from her office. This is totally a false accusation. If Miss Davis had these issues, why was I never informed. I work very hard and I have been falsely accussed.

Thank you, Sincerely yours truly,

Mr. Victor Delgado
Superintendent of A. Konegay Senior Hsg.

VICTOR DELGADO

| | | |
|--|--|-------------------|
| 2005-Present | Prestige Management Site: Alice Kornegay Senior Housing (NYC) | Bronx, NY 10461 |
| Superintendent of 89 Units, on call 24 hours Responsibilities include: supervise porter, maintain repairs, maintain safety/sanitary conditions including Laundry Room, Landscaping, manage compactor, recycle garbage, stripping/buffing/waxing 9 floors, set-up/clean-up when program activities in community room, Replenish supplies, contact/supervise different contractors. Also decorate for holidays. | | |
| 1986 – 2005 | Harem Realty Corporation | Bayside, NY 11360 |
| Superintendent of 50 Units, on call 24 hours Responsibilities included: Supervise handyman, #4 boiler, plumbing, electrical, carpentry, plastering, masonry, sheet-rock, taping door locks, floor tiles, manage garbage compactor, separate and recycle garbage and all general maintenance repairs with attention to details. Collect rents and replenish supplies. Wash and hose front of building and maintain sanitary conditions throughout building premises. Monitor surveillance camera. Have own power/hand tools. | | |
| . We also decorate front of building and lobby for all holidays. | | |
| 1985 – 1986 | Realty Corporation | Brooklyn, NY |
| Superintendent of 106 Units plus 4 commercial stores Responsibilities included: Supervise porters, handyman. Supervised building contractors, garbage compactors, elevators and 6 boilers. Performed all maintenance repairs of building. Maintained security safety and sanitary conditions of building. | | |
| 1979 – 1984 | Pelican Management | NY, NY |
| Superintendent Assistant with 600 Units plus 1 commercial store. Responsibilities included: Assist in supervision of porters, handymen and doormen. Assist in security safety and sanitary conditions of buildings. Acting superintendent – covered vacation and scheduled time. Did not live on premises, Emergency on call 24 hours (as necessary). | | |
| MILITARY | U.S. Marine Corp – Honorable Discharge Vietnam Veteran, Served 18 months New York State Driver's License | |

EXHIBIT

VII

17 Van Siclen Ave., Apt. B3
 Brooklyn, New York 11207
 Cell # (646) 246-5298

VICTOR DELGADO

| | | |
|---|---|---|
| EXPERIENCES | 1986 - Present Harem Realty Corporation | Bayside, NY 11360 |
| Superintendent of 50 Units, on call 24 hours | | |
| Responsibility included: Supervise handy, #4 boiler, plumbing, electrical, carpentry, plastering, masonry, sheet-rock, taping door locks, floor tiles, manage garbage compactor, separate and recycle garbage and all general maintenance repairs with attention to details. Collect rents and replenish supplies. Wash and hose front of building and maintain sanitary conditions throughout building premises. Monitor surveillance camera. Have own power/hand tools. | | |
| My wife and I decorate front of building and lobby for all holidays. | | |
| 1985 - 1986 Realty Corporation Brooklyn, NY | | |
| Superintendent of 106 Units plus 4 commercial stores | | |
| Responsibility included: Supervise porters, handymen, Supervised building contractors, garbage compactors, elevators and 6 boilers. Performed all maintenance repairs of building. Maintained security safety and sanitary conditions of building. | | |
| 1979 - 1984 Pelican Management New York, NY | | |
| Superintendent Assistant with 600 Units plus 1 commercial store. | | |
| Responsibility Included: Assist in supervision of porters, handymen and doormen. Assist in security safety and | | |
| Sanitary conditions of buildings. Acting superintendent - covered vacation and scheduled time. Did not live on premises, on call 2 hours Emergency (if necessary). | | |
| MILITARY | U.S. Marine Corp - Honorable Discharge Vietnam Veteran, Served 18 months | |
| EDUCATION | 1968 | Fort Hamilton High School Brooklyn, NY H.S. Diploma Major: Business English and Commercial Arts. New York State Driver's License |

Pelican Management
330 West 58th Street
New York, N.Y. 10019
Telephone: 757-5780

March 5, 1985

To whom it may concern:

This is to inform you that Mr. Victor Delgado, was employed by our company from 1/79 to 12/85.

His position with our company were as a super and his duties were to assist the superintendent in all phases of work. The reason for his termination were due to company cut-backs.

I personally recommend Mr. Delgado for any position available, he is a good worker, trustworthy, responsible and very reliable.

If you have any questions please don't hesitate to call.

Very truly yours,

Jose Vasquez

Jose Vasquez
Maintenance Supervisor

Certification
By Attorney I, the undersigned, an attorney admitted to practice in the courts of New York State certify that the within has been compared by me with the original and found to be a true and complete copy.

Attorney's
Affidavit I, the undersigned, an attorney admitted to practice in the courts of New York State state that I am the attorney(s) of record for action; I have read the foregoing the same is true to my own knowledge, except as to the matters therein alleged to be on information and belief, and as to those matters I believe it to be true. The reason this verification is made by me and not by

in the within and know the contents thereof;

The grounds of my belief as to all matters not stated upon my own knowledge are as follows:

I affirm that the foregoing statements are true, under the penalties of perjury.

Dated:

STATE OF NEW YORK, COUNTY OF *New York*

I, the undersigned, being duly sworn, depose and say: I am

Individual
Verification

in the action; I have read the foregoing

*PLAINTIFF
AMENDED COMPLAINT*

The name signed must be printed beneath

and know the contents thereof; the same is true to my own knowledge, except

Corporate
Verification

as to the matters therein stated to be alleged on information and belief, and as to those matters I believe it to be true.

the

a

corporation and a party in the within action; I have read the foregoing

and know the contents thereof; and the same is true to my own knowledge,

except as to the matters therein stated to be alleged upon information and belief, and as to those matters I believe it to be true. This verification is made by me because the above party is a corporation and I am an officer thereof.

The grounds of my belief as to all matters not stated upon my own knowledge are as follows

*Dated
11/3/07*

Sworn to before me on

Amelio P. Marino
AMELIO P. MARINO
Notary Public, State of New York
No. 02MA7716880
Qualified in New York County
Certificate Filed in New York County
Commission Expires June 30, 2000

Victor Delgado
VICTOR DELGADO
The name signed must be printed beneath

STATE OF NEW YORK, COUNTY OF *New York*

I, the undersigned, being sworn, say: I am not a party to the action, am over 18 years of age and reside at *90/63 W. 71st Street, New York, NY 10023*

On

By Mail
 Personal
Service on
Individual
 Service by
Electronic
Means
 Overnight
Delivery
Service

affirm *Amelio P. Marino, Esq.* I served the within *Amended Complaint*

by mailing a copy to each of the following persons at the last known address set forth after each name below.
by delivering a true copy of each personally to each person named below at the address indicated. I knew each person served to be the person mentioned and described in said papers as *a party therein*:
by transmitting a copy to the following persons by FAX at the telephone number set forth after each name below E-MAIL at the E-Mail address set forth after each name below, which was designated by the attorney for such purpose, and by mailing a copy to the address set forth after each name.
by dispatching a copy by overnight delivery to each of the following persons at the last known address set forth after each name below.

*① Lyle D. Rowen, Esq.
Associate General Counsel
5 E 14th Local 32B J
101 Avenue of the Americas - 19 floor
New York, NY 10013*

*② Clifton Budd & Maria, LLP
420 Lexington Avenue
New York, NY 10170-0889
Attn: Robert A. Sporer, Esq.*

*Amelio P. Marino
Amelio P. Marino*
The name signed must be printed beneath

Sworn to before me on

11/5/07

MARINO & VENEZIANO*Attorney for**Office and Post Office Address, Telephone*

163 WEST 71ST STREET

BOROUGH OF MANHATTAN, NEW YORK CITY 10023

(212) 873-7297

(212) 873-7298

To

Signature (Rule 130-1.1-a)

Attorney(s) for

.....
Print name beneath

Service of a copy of the within

is hereby admitted.

Dated,

.....
Attorney(s) for**Please take notice** NOTICE OF ENTRYthat the within is a (*certified*) true copy of a
duly entered in the office of the clerk of the within named court on NOTICE OF SETTLEMENTthat an order
settlement to the HON.
of the within named court, at
onof which the within is a true copy will be presented for
one of the judges

at

M

Dated,

Yours, etc.

MARINO & VENEZIANO*Attorney for**Office and Post Office Address*

163 WEST 71ST STREET

BOROUGH OF MANHATTAN, NEW YORK CITY 10023

(212) 873-7297

(212) 873-7298